

To whom it may concern-

We are requesting a variance for a laundry room addition for Kathleen Corcoran at 8324 Beard Road, Bloomington, MN 55431.

The proposed addition is on the northwest corner of the home within the existing roof line. The addition will be 5' x 16' and once completed will flush out the corner of the building. It is not to extend beyond the existing structural post which is located on the far northwest corner of the home. The location of the existing post will be our outermost point of the addition and will not infringe any further to the property line.

The addition will be built per the attached building plan, and all materials used will be to match the existing home as closely as possible.

The addition will be used as a laundry room. The homeowner is a 78 year old woman who is currently using a laundry in the basement of her home. She would like to be able to avoid using the stairs with her current physical condition. By creating a laundry room on the main floor we will be able to meet her needs, and prevent any further physical complications that may arise from using the stairs daily.

We believe that the addition should be allowed because of the current layout of the home and it's proximity to the property line. The home has 2' overhangs throughout the entire home besides the area that we will be building on. Once the addition is complete we will fit within the 2' overhang without touching the existing roof. We will not be building out any further than the existing corner post which is currently supporting the roof load. There is currently a concrete pad where we will be building on top of, so no earth or ground cover will be affected either.

Besides the fact that the addition is going to fall within the existing footprint and not further infringe upon the property line, it will also be a significant improvement to the property by adding finished SF, and will greatly help the homeowner utilize her home's functionality.